

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

57422

10885

This Indenture Witnesseth, THAT Raymond D. Hedrick and A. Elizabeth Hedrick, husband and wife, hereinafter known as grantor & for and in consideration of the sum of Ten and 00/100 Dollars, to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto Gene Carter and Margaret A. Carter, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 37 of GRACE PARK.

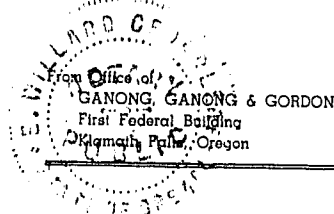
Subject to: Real property taxes for 1967-68 tax year which are now a lien but not yet payable; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Rules, regulations, liens and assessments of South Suburban Sanitary District; Right of Way, including the terms and provisions thereof, recorded May 18, 1943, in Volume 155 at page 304, Deed Records of Klamath County, Oregon; Reservations and restrictions in deed recorded May 19, 1960, in Volume 321 at page 304, Deed Records of Klamath County, Oregon, more particularly described in instrument recorded December 31, 1951, in Volume 252 at page 54, Deed Records of Klamath County, Oregon; Mechanics Lien of Klamath County for improvement of Denver Avenue as disclosed by Mechanic's Lien filed February 27, 1967, in Mechanic's Lien Book M-67 at page 229, which said Mechanic's Lien Vendees assume and agree to pay.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 12th day of October, 1967.

Raymond D. Hedrick (SEAL)
A. Elizabeth Hedrick (SEAL)
(SEAL)
(SEAL)

STATE OF OREGON, County of Klamath) ss. October 16, 1967
Personally appeared the above named Raymond D. Hedrick and A. Elizabeth Hedrick, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me, *E. William Gordon*
Notary Public for Oregon.
My commission expires 5-19-69

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 15 day of October 1967 at 3:43 o'clock P.M., and recorded in book M-71 on page 10885 Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *Wm. D. Milne* County Clerk—Recorder.
Fee 1.50 Deputy

After Recording return to
Jean Elzner
U. S. National Bank of Oregon
740 Main Street
Klamath Falls, Oregon